

# What Does the Kakaako Plan Seek to Accomplish?

*The Kakaako Plan and Rules Seeks to Establish a Compact Liveable Place in our Urban Center!*

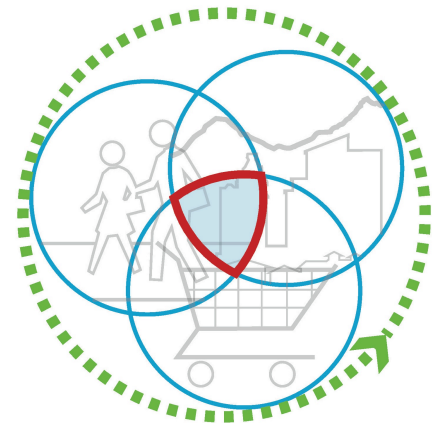
**What Does the TOD Overlay Seek to Accomplish?**

**What is the Plan?**

**What are the Differences Between the 2005 and 2011 Rules?**

**How Does the 2005 and 2011 Rules Handle Requests for Variance?**

**How are Requests for Modifications Handled?**





# What Are We Trying To Accomplish?

# Kakaako Plan Principles

- **Develop “urban village” neighborhoods**
  - Mixed uses, pedestrian-scale relationship of building to street and public places
- **Create great places**
  - Use of corridors, existing public lands and redevelopment opportunities
- **Make connections**
  - Maintain and complete the street grid, strategic crosswalks, multi-modal design





# Urban Design Principles



- **Create outstanding pedestrian environment**
- **Provide improved street connections**
- **Create network of green streets**
- **Connect pedestrian paths across major thoroughfares**
- **Strengthen the Mauka-Makai linkage**
- **Support small-lot, mixed use, industrial pattern in Central Kaka‘ako**
- **Support transit-oriented development**

# HCDA Administrative Rules (HAR)

|                       | 1982 Plan & 2005 Rule  | 2011 Plan & Rule  | Proposed 2013 Plan & Rule   |
|-----------------------|--|---|---|
| <b>Type</b>           | <b>Use Based</b>   | <b>Form Based</b>   | <b>Form Based</b>   |
| <b>Urban Form</b>     | <p><b>Tower/Platform Superblock</b></p> <p><b>Prkng podium at street level</b></p> <p><b>View Corridors, tower spacing</b></p> | <p><b>10 typologies</b></p> <p><b>Compact/Walkable Neighborhood</b></p> <p><b>Active Streets</b></p> <p><b>Lined Prkng Podium</b></p> <p><b>View Corridors, tower spacing, align, length, orientation</b></p> | <p><b>11 typologies</b></p> <p><b>Compact/Walkable Neighborhood</b></p> <p><b>Active Streets</b></p> <p><b>Lined Prkng Podium</b></p> <p><b>View Corridors, tower spacing, align, length, orientation</b></p> |
| <b>Density F.A.R.</b> | <p><b>1.5 Base Zone</b></p> <p><b>3.5 w/Dev. Permit</b></p>  | <p><b>3.5</b></p> <p><b>*Sheridan Tract</b></p> <p><b>**C Kak w/impr</b></p>  | <p><b>3.5 to 12</b></p> <p><b>Site specific</b></p>   |
| <b>Height</b>         | <p><b>400'</b></p> <p><b>80k sf lot minimum</b></p>  | <p><b>400'</b></p> <p><b>Based on neighborhood</b></p>  | <p><b>400-550'</b></p> <p><b>Parcel specific</b></p> <p><b>700'</b></p> <p><b>3 specific bldg</b></p>   |

# Variance Program

|  | 1982 Plan/2005 Rules  | 2011 Plan & Rules   |
|--|---|---|
| <b>Provisions</b>                        | <b>Authority may grant relief/variance based on application based on unnecessary hardship</b> | <b>Allows for relief from strict application of rules where owner will be deprived of property's unique &amp; special conditions</b>  |
| <b>Requires</b>                          | <b>Demonstration of unnecessary hardship</b>  | <b>Demonstration of</b> <ul style="list-style-type: none"> <li>• Uniqueness</li> <li>• No self-created hardship</li> <li>• Minimal deviation</li> <li>• Neighborhood not affected</li> <li>• No adverse impact</li> </ul>   |
| <b>Not Eligible for Variance Program</b> | <b>None</b>   | <ul style="list-style-type: none"> <li>• Change of zone</li> <li>• Deletion of throughfare</li> <li>• Parks &amp; open space Plan</li> <li>• View Corridors</li> <li>• Land Use Classification</li> <li>• Building type/frontage</li> <li>• Any Max FAR standard</li> </ul> |

# Modification Program

| 1982 Plan/2005 Rules   | 2011 Plan & Rules   |
|--|---|
| <p><b>Base Zone Development (<math>\leq 1.5</math> FAR)</b><br/><b>May modify Plan/Rule Requirement</b><br/><b>for lot <math>&gt; 20k</math> sf</b></p> <p><b>View corridors, yards, loading spaces,</b><br/><b>parking, heights and open space</b></p>  | <p><b>No Modifications</b><br/><b>allowed for Mauka Area</b><br/><b>Rules</b></p>   |
| <p><b>Planned Development (<math>\leq 3.5</math> FAR)</b><br/><b>May modify Plan/Rule Requirement</b></p> <p><b>View corridor setbacks, yards, loading spaces,</b><br/><b>parking, min/max ratio res&amp;comm space,</b><br/><b>tower footprint &amp; # of towers, platform</b><br/><b>heights, open space and schedule of reserved</b><br/><b>housing units</b></p> | <p><b>For Workforce Housing</b><br/><b>“The Authority may</b><br/><b>consider any</b><br/><b>modification to its</b><br/><b>Reserved Housing Rules</b><br/><b>(Chapter 218)</b></p> |





*All Towers Are No More Than 400 feet-Tall!*

#### CURRENT DEVELOPMENTS

- A. The Collection
- B. Halekauwila Place
- C. 801 South Street - Building 'A'
- D. Ward Village, Land Block 5 - Project 1

- E. Symphony Honolulu
- F. Ward Village, Land Block 2 - Project 1
- G. Ward Village, Land Block 3 - Project 1
- H. Waihonua

#### ANTICIPATED DEVELOPMENTS

- 1. Keauhou Lane
- 2. 801 South Street - Building 'B'
- 3. Art Space